

## Notice of Exemption

To:  Office of Planning and Research  
P.O. Box 3044, Room 222  
Sacramento, CA 95814  
 County Clerk  
County of Placer

From: County of Placer  
Community Development Resource Agency  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
530-745-3592, Claudia Garcia

**Project Title:** Richards Side and Rear Setback Variance

**Project Number:** PLN25-00021

**APN:** 074-020-056-000

**Project Location:** 3223 Manzanita Lane in the Meadow Vista area, Placer County

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project involves a request from the applicant and property owner for approval of a Variance to allow for the construction of a 1,200 square-foot accessory storage building to be located 10 feet from the western and northern property lines where a 30-foot side and rear setback is normally required.

**Name of Public Agency Approving Project:** Placer County

**Entitlement/Action Date**

Variance/ April 17, 2025

**Name of Person or Agency Carrying Out Project:**

Placer County Community Development Resource Agency

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Sections 15303 and 15305
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed Project is categorically exempt from environmental review in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 (Class 3 – New Construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance because the construction of an accessory storage building is an exempt project under Class 3 and adjusting the required setbacks is an exempt project under Class 5. The Zoning Administrator will be required to make a finding to this effect.

**Lead Agency Contact Person**

Claudia Gracia, Admin. Technician, 530.745.3592

Signature Claudia Garcia Date 4/17/2025  
Environmental Coordination Services